

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S/W corner of Glenwood Avenue		
and Oxford Place	*	DEPUTY ZONING COMMISSIONER
1st Election District		
1st Councilmanic District	*	OF BALTIMORE COUNTY
(60 Glenwood Avenue)		
	*	CASE NO. 02-383-A
Valerie Dearing		
Petitioners	*	

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Valerie Dearing, the legal owner of the subject property. The variance request is for property located at 60 Glenwood Avenue in the Catonsville area of Baltimore County. The Petitioner herein seeks a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a detached accessory structure (proposed garage) to be located outside of that third of the lot farthest removed from any street. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict


4/11/02  
 R. J. [Signature]  
 DEPUTY ZONING COMMISSIONER

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

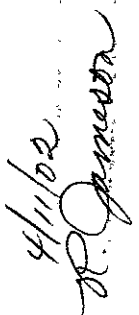
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11<sup>th</sup> day of April, 2002, that a variance from Section 400.1 of the B.C.Z.R, to permit a detached accessory structure (proposed garage) to be located outside of that third of the lot farthest removed from any street, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

4/11/02  




Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

April 11, 2002

Ms. Valerie Dearing  
60 Glenwood Avenue  
Catonsville, Maryland 21228

Re: Petition for Administrative Variance  
Case No. 02-383-A  
Property: 60 Glenwood Avenue

Dear Ms. Dearing:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, reading "Timothy M. Kotroco". The signature is written in a cursive style with a large, stylized "T" and "K".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 60 GLENWOOD Ave  
which is presently zoned D.R. 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 BCZR to permit a detached accessory building (a proposed garage) to be located outside of that third of the lot farthest removed from any street.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No

City

State

Zip Code

### Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

### Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No

City

State

Zip Code

### Representative to be Contacted:

Name

Address

Telephone No

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02 383 A

Reviewed By JL Date 3/12/02

Estimated Posting Date 3/22/02

REV 10/25/01

ORDER RECEIVED FOR FILING

Date 4/1/02

By [Signature]

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 60 Glenwood Ave.  
Address  
Catonsville MD 21228  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Architectural Integrity- All corner lots with garages in the immediate neighborhood have garages located in the rear of the house 10-15 ft. from the street. It would be logical to keep the design consistent with that of the neighborhood. Please see enclosed photographs.

Environmental Factors The ecological impact to install a long driveway would remove valuable trees, plants, and green area, all providing much needed shade in the summer along the western side of my house. They also provide shelter for birds and butterflies within a fragile suburban landscape. It would be a shame to lose this area to locate the driveway and garage in the SW corner. The runoff created with the longer driveway is harmful.

Cost Factor With the shorter driveway already in place in the NW corner, we are ready to locate the garage at this location saving time and money to remove trees, plants, and add another driveway.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Valerie Dearing  
Signature  
Valerie Dearing  
Name - Type or Print

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of February, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

VALERIE DEARING  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s)

AS WITNESS my hand and Notarial Seal

[Signature]  
Notary Public  
My Commission Expires 3/1/06

Zoning Description  
#60 GLENWOOD AVE.  
BEGINNING AT A POINT ON THE

103  
303

SOUTH WEST CORNER OF THE INTERSECTION OF  
GLENWOOD AVE. (A 40' RW.) AND OXFORD PLACE (A 15 FT. RW)  
BEING LOTS #81 AND 82 IN THE SUBDIVISION OF EAST  
CATONSVILLE. CONSISTING OF 7,600 SQ. FT. BEING IN THE  
1ST ELECTION DISTRICT, 1ST COUNCIL DISTRICT.

103

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET & FINANCE**  
**MISCELLANEOUS RECEIPT**

383 JL No. 11229

DATE 3/12/02 ACCOUNT 001 006 6150

AMOUNT \$ 50.00

RECEIVED FROM: V. Downing

DR: Fee Waiver

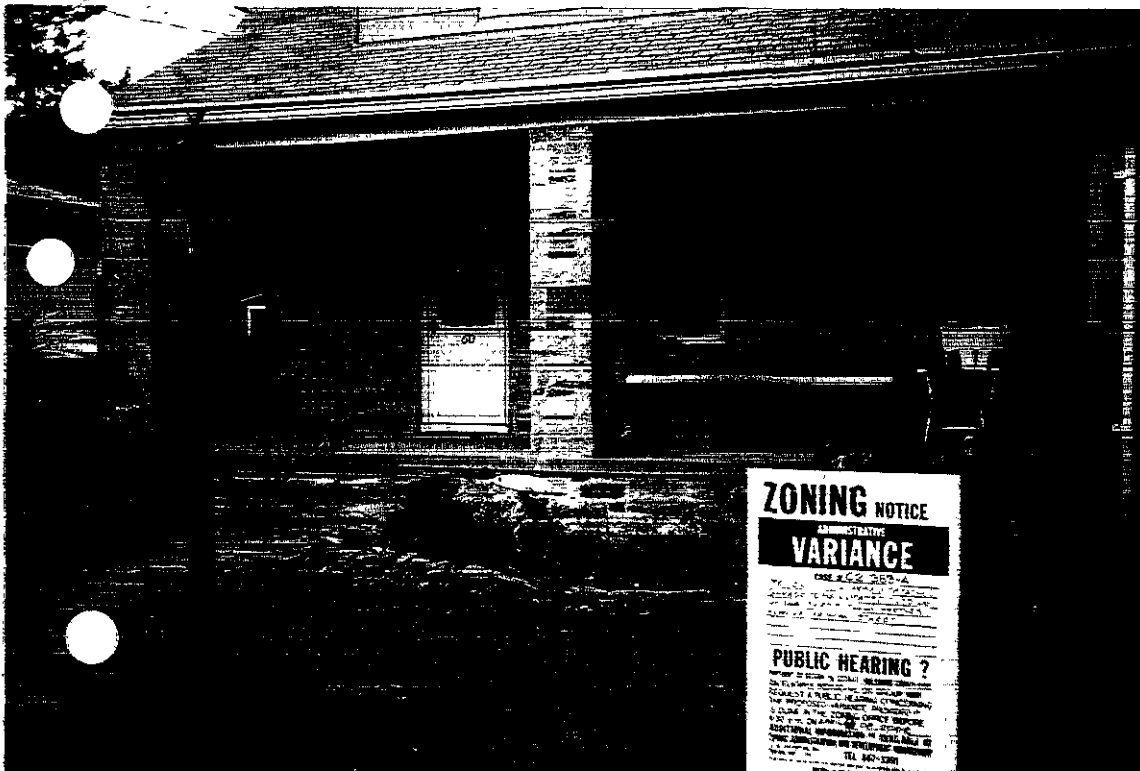
DISTRIBUTION  
 WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

**PAID RECEIPT**

PAYMENT ACTUAL TIME  
 3/13/2002 3/12/2002 14:49:24  
 FEEL 4806 CASHIER KIM KIM DROMER  
 RECEIPT # 071636  
 DEPT 5 523 ZONING VERIFICATION  
 CR NO. 011229

Kept Tot 50.00  
 50.00 OK .00 CA  
 Baltimore County, Maryland

CASHIER'S VALIDATION



# ZONING NOTICE

ADMINISTRATIVE

## VARIANCE

CASE # 02-383-A

TO PERMIT A PROPOSED DETACHED  
GARAGE TO BE LOCATED OUTSIDE  
OF THAT THIRD OF THE LOT FARTHEST  
REMOVED FROM ANY STREET

## PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY  
REQUEST A PUBLIC HEARING CONCERNING  
THE PROPOSED VARIANCE, PROVIDED IT  
IS DONE IN THE ZONING OFFICE BEFORE  
4:30 p.m. ON APRIL 08, 2002

ADDITIONAL INFORMATION IS AVAILABLE AT  
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

301 W. CHESAPEAKE AVE.  
BETHESDA, MD. 20814

TEL. 887-3391

NOTICE: Please Note: This notice is posted on the building and is subject to change without notice. Please contact the Zoning Office for more information.

MEETING IS HANDICAP ACCESSIBLE



# CERTIFICATE OF POSTING

RE: Case No.: 02-383-A

Petitioner/Developer: \_\_\_\_\_

VALERIE DEARING

Date of Hearing/Closing: 4-08-02

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at \_\_\_\_\_

60 GLENWOOD AVE.

The sign(s) were posted on MARCH 22, 2002  
(Month, Day, Year)

Sincerely,

Garland E. Moore  
(Signature of Sign Poster and Date)

GARLAND E. MOORE  
(Printed Name)

3225 RYERSON CIRCLE  
(Address)

BALTIMORE, MD. 21227  
(City, State, Zip Code)

(410) 242-4263  
(Telephone Number)

DEPARTMENT OF PERMITS AND DEVELOPMENT  
MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING  
HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

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For Newspaper Advertising:

Item Number or Case Number 02-383-A  
Petitioner ✓ Valerie Dearing  
Address or Location ✓ 60 Glenwood Ave. Catonsville

PLEASE FORWARD ADVERTISING BILL TO

Name ✓ Valerie Dearing  
Address 60 Glenwood Ave.  
Catonsville MD 21228

Telephone Number 410 744 2843

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 02- 383 -A Address 60 GLENWOOD AVE.  
Contact Person: V. LEWIS Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 3/12/02 Posting Date: 3/22/02 Closing Date: 4/08/02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 02- 383 -A Address 60 GLENWOOD AVE  
Petitioner's Name VALERIE DEARING Telephone 410 744 2843  
Posting Date: 3/22/02 Closing Date: 4/08/02  
Wording for Sign: To Permit A PROPOSED DETACHED GARAGE TO BE LOCATED  
OUTSIDE OF THAT THIRD OF THE LOT FARTHEST REMAIED FROM ANY STREET.

WCR - Revised 6/28/00



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

April 8, 2002

Ms. Valerie Dearing  
60 Glenwood Avenue  
Catonsville MD 21228

Dear Ms. Dearing:

RE: Case Number: 02-383-A, 60 Glenwood Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 12, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

*W. Carl Richards, Jr.*

W. Carl Richards, Jr. GDZ  
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





Baltimore County  
Fire Department

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 25, 2002

Item No.: See Below

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

378, 381, 383, 386-389, 391-394, 396-400

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File  
COUNTY REVIEW GROUP MEETING{PRIVATE }

County Review Group comments

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS/TBT*

DATE: April 30, 2002

Zoning Advisory Committee Meeting of March 25, 2002

**SUBJECT:** NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

378, 379, 380, (383), 384, 385, 386, 387, 389, 390, 392, 395, 396, 397, 399

AV  
4/9

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** April 5, 2002

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

APR 5

**SUBJECT:** 60 Glenwood Avenue

**INFORMATION:**

**Item Number:** 02-383

**Petitioner:** Valerie Dearing

**Zoning:** DR 5.5

**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning has determined that the proposed garage should be setback no less than 20 feet from the edge of the existing pavement. Said structure should be constructed of similar material and design as the principal dwelling.

**Prepared by:** Mark A. Cunniff

**Section Chief:** Jeffrey W. Long

AFK/LL:MAC:



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 3-26-02

Mr. George Zahner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 383 JL

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

*K.A.* Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



# PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☐ SPECIAL HEARING

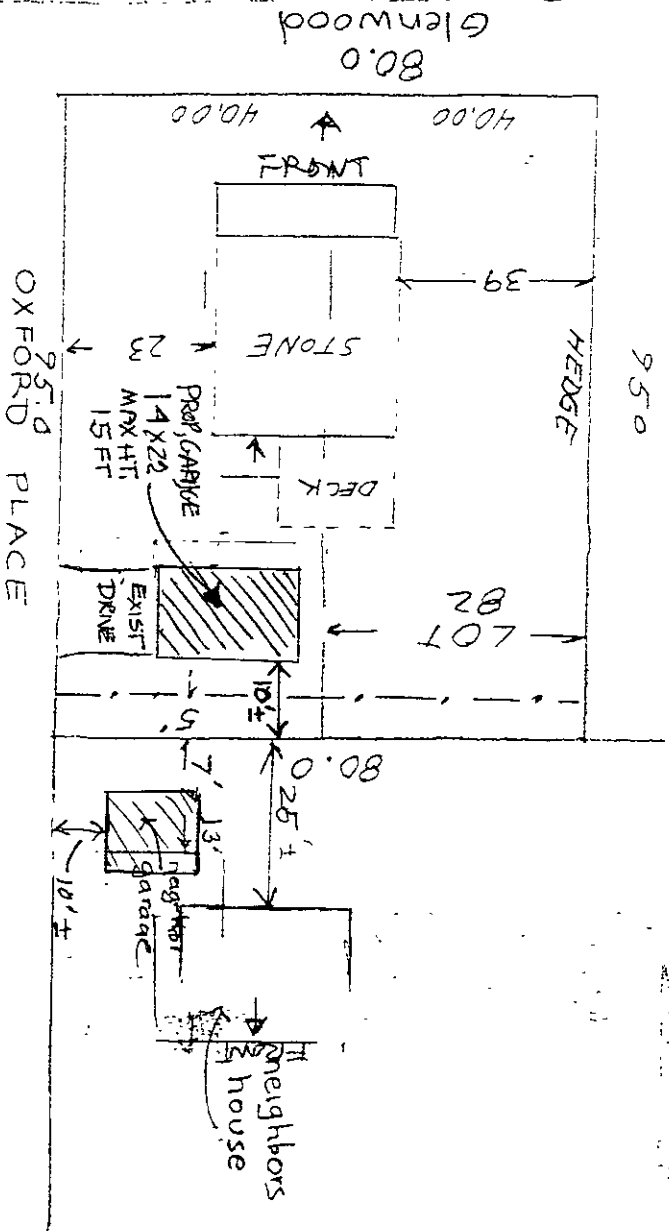
PROPERTY ADDRESS 60 Glenwood Ave.

SUBDIVISION NAME East Catonsville

PLAT BOOK # 1 FOLIO # 81 LOT # 82 SECTION # 8

OWNER Valerie Dearing

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION.



PREPARED BY [Signature]

SCALE OF DRAWING: 1" = 30'



SCALE 1" = 1000'

## LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # SW 2F

Zoning D.R. 5.5

LOT SIZE 7,600 SQ FT

ACREAGE

SQUARE FEET

PUBLIC PRIVATE

SEWER

WATER

CHESAPEAKE BAY

CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY / BUILDING

PRIOR ZONING HEARING

None

ZONING OFFICE USE ONLY  
REVIEWED BY JK CASE # 02/383/A

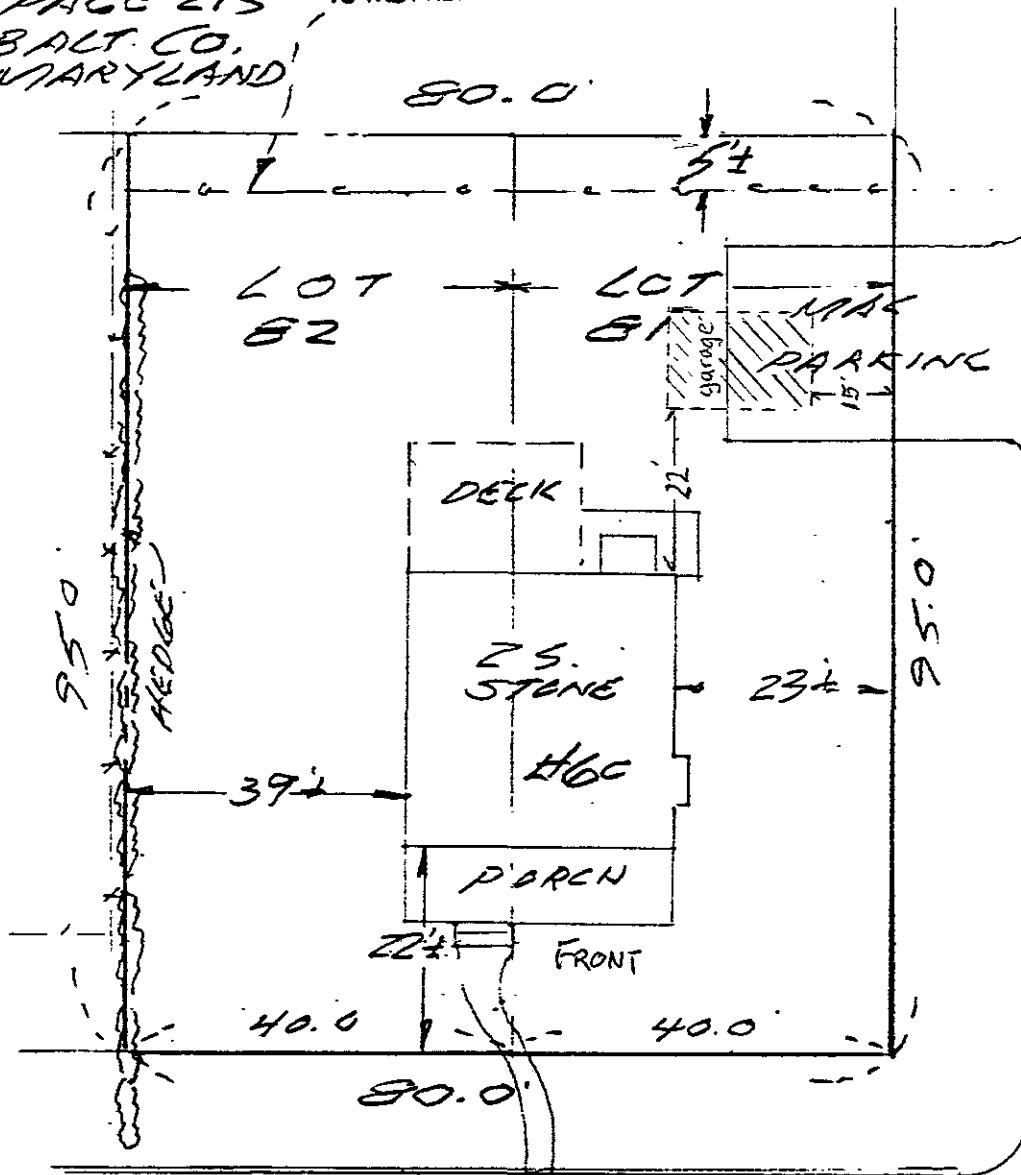
*Pet. Ex. #1*

LOTS 81 & 82  
 "EAST  
 CATONSVILLE"  
 PLAT BOOK 1  
 PAGE 215  
 BALT. CO.  
 MARYLAND

A MORE ACCURATE METES & BOUNDS  
 SURVEY IS REQUIRED TO DETERMINE  
 THE EXACT OR TRUE RELATIONSHIP  
 OF THE WOOD FENCE  
 TO THE PROPERTY LINE

THE PLAT IS OF BENEFIT TO A CONSUMER ONLY  
 INsofar AS IT IS REQUIRED BY A LENDER OR A  
 TITLE INSURANCE COMPANY OR ITS AGENT IN  
 CONNECTION WITH CONTEMPLATED TRANSFER,  
 FINANCING OR RE-FINANCING. THE PLAT IS NOT  
 TO BE RELIED UPON FOR THE ESTABLISHMENT OR  
 LOCATION OF FENCES, GARAGES, BUILDINGS, OR  
 OTHER EXISTING OR FUTURE IMPROVEMENTS, AND  
 THE PLAT DOES NOT PROVIDE FOR THE ACCURATE  
 IDENTIFICATION OF PROPERTY BOUNDARY LINES,  
 BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED  
 FOR THE TRANSFER OF TITLE OR SECURING  
 FINANCING OR REFINANCING.

THIS PROPERTY IS NOT LOCATED WITHIN ANY  
 PREVIOUSLY DETERMINED FLOOD PLAIN AREA,  
 UNLESS OTHERWISE INDICATED.



OXFORD PLACE  
 (50' R/W)

GLENWOOD  
 (50' R/W)

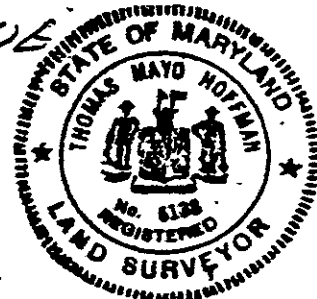
AVENUE

# LOCATION SURVEY

NO. 60 GLENWOOD AVE SCALE 1" = 20'

THIS IS TO CERTIFY THAT ON APRIL 21, 2001, I PERFORMED A LOCATION SURVEY ON THE  
 SUBJECT PROPERTY FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS THEREON AND SAID  
 IMPROVEMENTS ARE LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY, UNLESS INDICATED  
 BY ASTERISK\*.

*Thomas M. Hoffman*  
 THOMAS M. HOFFMAN LS #6138



**The Surveyors**  
 Professional Land Surveyors  
 3502 HORTON AVENUE  
 BALTIMORE, MD 21225  
 (410) 355-0250

MR

D.R. 3.5

ARBUTUS

BELTWAY

D.R. 3.5

SW 2F

FOREST

EDEN

TERRACE

GLENWOOD

SITE

PO

DELRAY

D.R. 5.5

ORLEY

D.R. 16

PLACE

OLESMONT

EAST CATONSVILLE

ROAD

LEWIS

# PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☐ SPECIAL HEARING

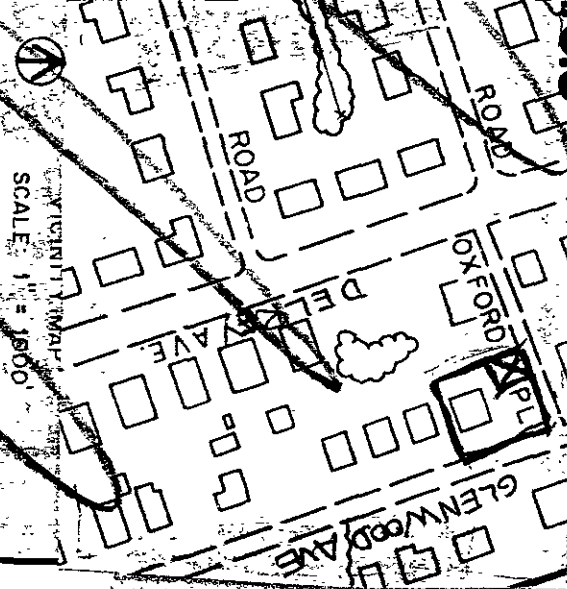
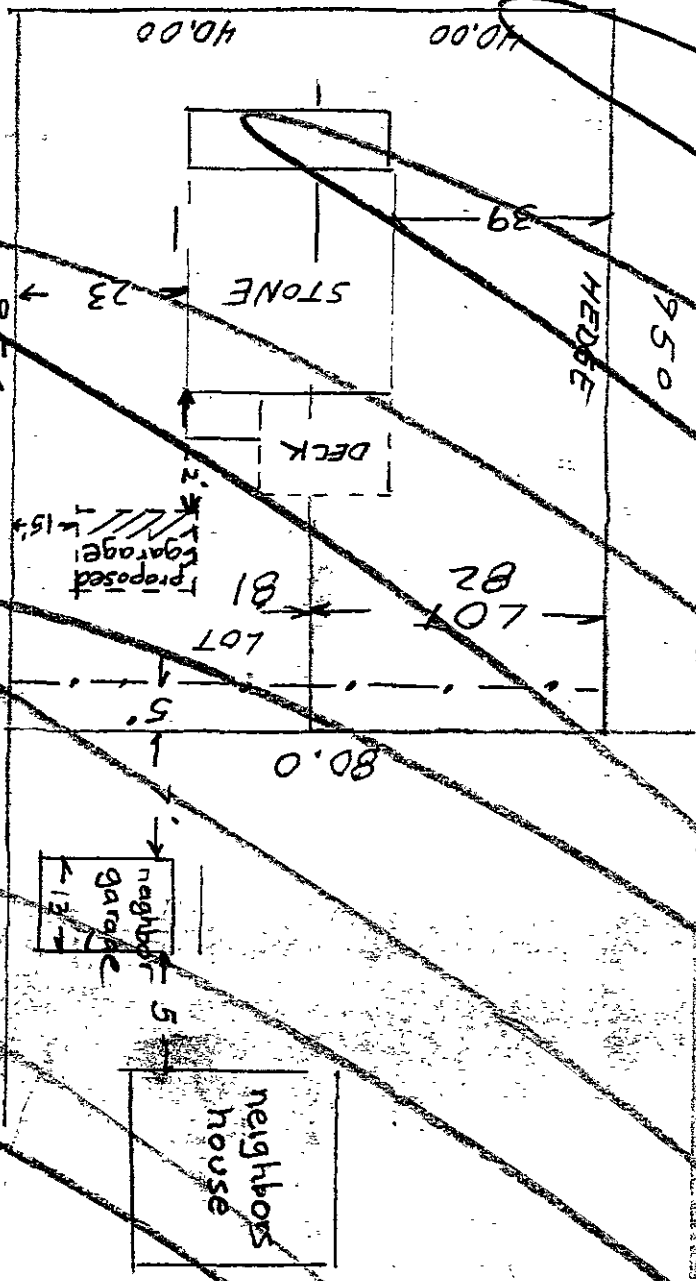
PROPERTY ADDRESS 60 Glenwood Ave.

SUBDIVISION NAME East Catonsville

PLAT BOOK # 1 FOLIO # 81 SECTION # 1

OWNER Valerie Dearing

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION



## LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP SW 2K

ZONING D.R. 55

LOT SIZE 76005ft

ACREAGE 1.76 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING ☐ YES ☒ NO

ZONING OFFICE USE ONLY  
REVIEWED BY ITEM # CASE #



NORTH

PREPARED BY

SCALE OF DRAWING: 1" =





Northern  
view. 60 feet

